



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

110 Tuscany Ravine Bay NW
Calgary, Alberta

MLS # A2276637



\$649,000

Division:	Tuscany		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,828 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Cul-De-Sac, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

INVESTOR or HANDYMAN ALERT!!!! Priced \$100,000 below average homes of similar size in the area. This home features 1828sf above grade and 916sf of basement development, with 3 bedrooms up, 2 bedrooms in the basement and a main floor den. This fully developed, two storey home is in various stages of UNFINISHED renovations and upgrades. This home will appeal to an investor or handyman that has the skills to COMPLETELY RENOVATE this home to bring it back to show home condition inside and out. A homeowner handyman can build equity in the home and an investor has the opportunity to turn a profit. Call for more detailed information about the current condition of the home. Note: shingles replaced in 2022; fridge, dishwasher, washer and dryer approximately 8 years old; gas range approximately 6 years old; driveway enlarged to accommodate 3 vehicles; newer patio door and entry door. Located on a quiet cul-de-sac and steps away from extensive pathway network connecting to the 170-acre ravine system. The highly desirable community of Tuscany features the exclusive Tuscany Club, the Tuscany Market (grocery, coffee, pub, daycare, and more) and is a short drive or transit ride to Crowfoot Centre. School-aged children have access to Tuscany School (French Immersion), Eric Harvie School, Twelve Mile Coulee Middle School, and Bowness High School. Don't miss out on this rare opportunity in Tuscany!